



# *City of Granite City*

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## ***Plan Commission Minutes***

***June 3, 2010***

### **CALL TO ORDER**

Chair Sharon Ryan called the meeting of the Plan Commission to Order on at 7:00 PM.

### **PLEDGE and SWEAR-IN**

The Pledge of Allegiance was recited and the Chair swore in those present and explained the Plan Commission is a recommending body to the City Council and the Council will make the final determination at the next regularly scheduled Council Meeting on June 15, 2010.

### **ATTENDANCE/ROLL CALL**

Members Present were: Sharon Ryan, Sandy Crites, Nick Ryan, John Janek, Jack Taylor and Frank Greathouse. Excused were: Mary Jo Akeman, Mark Davis, Shirley Howard and Don Luddeke. Also present were: Aldermen Dan McDowell and Don Thompson.

### **APPROVAL OF MINUTES / AGENDA**

Sandy Crites recommended a correction be made to the Minutes of May 6, 2010, correcting the Petitioner's request for re-zoning classification from "M-2 to R-1 with C-6 use" to "M-2 to C-6 with R-1 use". MOTION to approve the Minutes as corrected and the Agenda was made by Sandy Crites and seconded by John Janek. Voice vote. All ayes. Motion carried by unanimous consent.

### **COUNCIL REPORT**

Alderman Dan McDowell reported he was absent from the Council Meeting, therefore, has no report. He deferred report action until the next meeting.

### **PETITIONERS: Joseph and Sherry Macko 3930 Village Lane**

Sherry Macko introduced herself and stated she purchased the duplex with an add-on apartment on January 25, 2010 from Brian Olmsted. Sandy Crites produced information obtained from the County website indicating the owner is Janet Wlyde. The Chair asked the petitioner for explanation and was shown the documentation. Mrs. Macko explained that Janet Wlyde is her mother and the property was sold to Janet Wlyde, Joseph and Sherry Macko.

Mrs. Macko stated the property was purchased with the assumption that everything was legal and city inspections were passed. She was informed by the Zoning Administrator of the Ordinance Code violation and that is why she is present at this meeting, to request a Special Exemption of the Zoning classification. The Chair asked where she resided, in conjunction to the duplex/apartment and she replied the duplex sits behind her property (located at 2600 Donald Court) and the efficiency apartment is located in the back of the duplex.

She briefly described the efficiency apartment as having 1 Bedroom, Kitchen with Living space in one big room and a single bathroom. The add-on apartment has its own (existing) utility meters and mailbox. She believes the apartment (add-on) has been in existence for six years.

The Chair asked for comments and suggestions. None were voiced by the commission. Alderman Don Thompson asked for the size of the efficiency apartment, the Petitioner was not sure. He asked if there was ample off street parking and was told there exists a double wide garage with driveway and that has been ample. No further discussion.

**MOTION** by John Janek to approve the Special Exemption Permit and allow for the duplex with an efficiency apartment in a district zoned R-4. Seconded by Nick Ryan. Roll Call vote. 5 Yes. 1 No. Motion carried.

**NEW BUSINESS**

No new business.

**OLD BUSINESS**

The Chair announced postponement of the review of the Draft of Article 6 until the next meeting when the Assistant City Attorney will be here to discuss the changes.

Motion to adjourn by John Janek and seconded by Sandy Crites.

Respectfully submitted,

**Barbara Hawkins**

Recording Secretary

*The City of Granite City*  
**PLAN COMMISSION ADVISORY REPORT**

*Hearing Date: June 3, 2010*

**PETITIONER:** Joseph & Sherry Macko  
3930 Village Lane

**REQUEST:** Special Exemption Permit to allow a 3 family dwelling  
in a residential district zoned R-4.

**MOTION** by John Janek and seconded by Nick Ryan to approve the Special Exemption Permit.

**Roll Call**

Chair, Sharon Ryan	Yes	John Janek	Yes
Frank Greathouse	Yes	Nick Ryan	Yes
Jack Taylor	Yes	Sandy Crites	No

**MOTION PASSED 5 yes - 1 no**

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